

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401

<http://www.burlingtonvt.gov/PZ/>

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: December 2, 2014
RE: ZP15-0479CA/CU; 511 North Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP15-0479CA/CU

Location: 511 North Street

Zone: RL **Ward:** 1

Date application accepted: October 8, 2014 (incomplete). Additional materials received October 27, 2014.

Applicant/ Owner: Ethan and Gretchen Platt

Request: Demolish barn, construct two storey rear addition and single car garage at single family residence.



Background:

- Zoning Permit 14-1301CA; replace nine windows. July 2014.

- Multiple trades permits for kitchen and bath rehab, heating replacement, electrical, etc.

Overview: The Platts purchased 511 North Street, a single family home, in June 2014 understanding that the failing condition of the barn, which is listed on the Vermont State Register of Historic Resources, was a concern. The applicants wish to redevelop the site, demolishing the barn and adding a two storey addition with single car garage. As the barn is identified as a historic resource, listed on the Vermont State Register, demolition requires Conditional Review per Section 5.4.8.

Applicable regulations: Article 3 (Applications, Permits, and Project Reviews); Article 4 (Zoning Maps and Districts); Article 5 (Citywide General Regulations); Article 6 (Development Review Standards); Article 8 (Parking.)

Recommendation: **Consent approval** per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 5: Conditional Use and Major Impact Review

Section 3.5.6 (a) Conditional Use Standards

1. The capacity of existing or planned community facilities;

The removal of a failed accessory structure and construction of a new two story addition and garage will have no impact on the capacity of existing or planned community facilities. **Affirmative finding.**

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;

The proposed development is consistent and compatible with the low density residential district in which it is located.

The Municipal Development Plan identifies the problem of Demolition by Neglect:

In addition to clarifying what historic resources are protected under local regulation, two other issues that must be considered are the review of proposals for the demolition of historic buildings, and cases of demolition by neglect. Demolition by Neglect is the case where a building has not been adequately maintained by the owner and it has deteriorated to a point where it's historic character and integrity has been lost and can not longer be restored, or the building has become a public hazard and must be moved.

DBN has been a persistent problem, and difficult to arrest. The applicants purchased the property in the condition in which the board reviews it. While troubling in its neglect, and without addressing failures caused in whole or in part by previous owners, the applicants' request to redevelop the property and to remove the failed structure will ameliorate the immediate concern of building collapse. See Section 5.4.8 for further discussion.

Affirmative finding as conditioned if redevelopment approved.

3. Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;

No additional traffic impacts are anticipated. The driveway and property will continue to serve a single residential unit. **Affirmative finding.**

4. Any standards or factors set forth in existing City bylaws and city and state ordinances;

Approval has been issued for the submitted Small Project Sediment and Erosion Control form. The property will be subject to the limitations of the Functional Family provisions of the CDO. No other deficiencies are identified. **Affirmative finding as conditioned.**

5. The utilization of renewable energy resources;

No part of this application prevents the use of wind, water, geothermal, or solar energy opportunities. **Affirmative finding.**

and,

In addition to the General Standards specified above, the DRB;

6. shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;

As residential, cumulative impact is negligible. **Affirmative finding.**

7. in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM, and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.

The application does not request exceeding the number of unrelated individuals as allowed by ordinance. Not applicable.

8. may control the location and number of vehicular access points to the property, including the erection of parking barriers.

An existing driveway access will continue to be used. The drive area will be limited by the construction of a new garage. **Affirmative finding.**

9. may limit the number, location and size of signs.

No signs are proposed. Not applicable.

10. may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.

Headlamp glare is not anticipated to be a problem, as the proposed garage will capture any overlighting. No other nuisance areas are identified. **Affirmative finding.**

11. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.

The Conditional Use portion of this review is the removal of the historic barn. The demolition is anticipated as soon as approved by the DRB. No further time limitations are identified. **Affirmative finding.**

12. may specify hours of operation and/or construction to reduce the impact on surrounding properties.

Typical construction limitations are Monday through Friday, 7:00 am to 5:30 pm. Saturday hours should be limited to interior work only. **Affirmative finding as conditioned.**

13. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.

The Conditional Use portion of this review is for the demolition of the historic barn, and is not related to the use of the property as a single family home. Not applicable.

14. may consider performance standards, should the proposed use merit such review.

Any specific standards will be addressed in Conditions of Approval, if appropriate. **Affirmative finding as conditioned.**

15. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.

In addition to recommended Conditions of Approval, the DRB may add other conditions as appropriate. **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Table 4.4.5 -3, Residential District Dimensional Standards

RL Zoning District	Maximum Coverage 35% ¹	Setbacks ^{1, 3, 4, 5, 6}			Max Height 35'
		Front Ave. of 2 adjacent lots on both sides +/- 5'	Side 10% of lot width or ave. of side yard setback of 2 adjacent lots on both sides	Rear Min 25% of lot depth, not less than 20'.	
	Existing 40%, proposed 40.14% Acceptable with a breakdown of bonus components.	No change	5' west, 5' east for addition, new vertical expansion above existing finished space at primary structure on east. Allowable under Sec. 5.3.5 1. See below.	32' 9 ¾", or 25% of lot depth.	Does not exceed existing height of primary structure.

Affirmative finding.

¹ An additional ten per cent lot coverage may be permitted for accessory residential features per (d) 3A.

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above.

Section 5.2.4 Buildable Area Calculation

The lot is not more than 2 acres. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-3, above.

Section 5.2.5 Exceptions to Yard Setback Requirements

See provision under Section 5.3.5 (a), below.

Section 5.2.6 Building Height Limits

See Table 4.4.5-3, above.

Section 5.2.7 Density and Intensity of Development Calculations

No change is proposed to the intensity of development. The property will remain a single family home. **Affirmative finding.**

Section 5.3.5 Non Conforming Structures

(a) Changes and Modifications

1. *Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.*

Within the residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback) and shall:

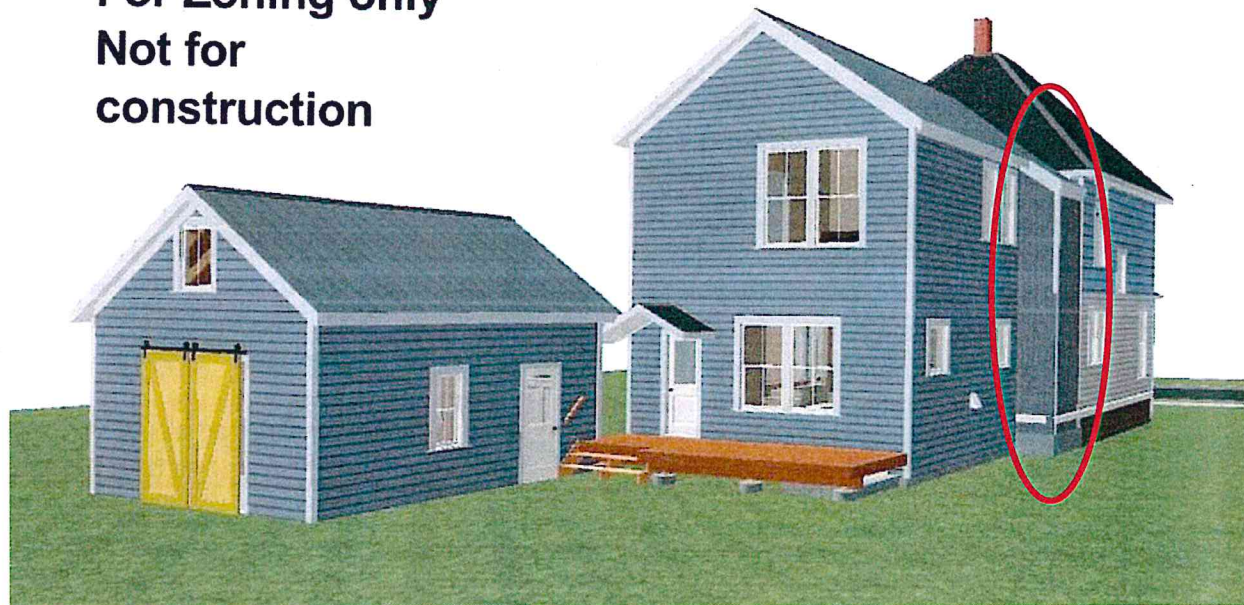
- i) Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density and intensity of development);*
- ii) Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
- iii) Be compatible with the character and scale of surrounding structures.*

Existing accessory buildings of 15 feet in height or less shall not exceed 15 feet tall as expanded.

2. *Such a change or modification shall not create any new nonconformity; and,*
3. *Such a change or modification shall be subject to review and approval under the Design Review provisions of Article 3, Part 4.*

There is a small area of non-conformity (one story, enclosed rear addition; encroaches into easterly side yard setback) that is proposed to be expended vertically to two stories. The

**For Zoning only
Not for
construction**



remainder of the development is proposed to meet coverage, setback, and intensity limitations. The allowance will be an enhancement of the building's function, and should not unreasonably affect the adjoining property or any public interest. The materials chosen for the sheathing are intended to meet fire safety requirements of building code.

No new non-conformity will be created.

Affirmative finding.

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

The applicant included a letter from Sellers Treybal Structural Engineers, as well as an opinion of a preservation consultant. See attached.

B. A statement addressing compliance with each applicable review standard for demolition;
Standards are addressed within the narrative of the submission and supporting documents.

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

(i) the estimated market value of the property on which the structure lies, both before and after demolition or removal;

No claim of economic hardship has been raised.

Given the specific structure (accessory barn) it would not appear that estimates for market value would be required. None have been submitted.

The Assessor's office valued the accessory structure at \$25,000 in 2005. The structural value at present is dubious, given the roof and material failure.

and,

(ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;

The engineer's report states: "It is my opinion that it would not be economically feasible to restore this barn given the myriad structural issues." See engineer's report for additional comment and recommendations.

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

The applicant proposes construction of a new residential addition, deck, and single car garage. The existing barn footprint will be returned to green space.

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

Plans are enclosed. See attached. **Affirmative finding as conditioned.**

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

There is little doubt, from information received from the building inspector, a structural engineer and preservation contractor that the building is structurally unsound. Neglect cannot be attributed to this new owner, however, but to at least one if not more previous owners. The reality of deferred maintenance, specifically for the barn, is reflected in the diminished sale price (which was lower than the previous sale of 2005.) The new owners can be credited with removing a structurally unsound building and making a significant investment in a residential neighborhood; both appreciable.

However the root of the problem remains, and the City is challenged with arresting such behavior and providing dis-incentives to land owners who allow their properties to fall into such a state of disrepair and failure, especially while reaping income.

In short, there is no evidence that any structural repairs or regular maintenance have been exercised on this accessory structure.



or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

The engineer's report provides a summary of the building's condition and advanced state of failure. There is no identified or likely reuse of this accessory building.

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

Removal of a failed building and structural addition to a residence that provide an enhancement to Burlington's neighborhoods and increase the grand list are all notable community benefits. The number of these rear accessory structures, iconic in their simple regional design but highly functional when maintained, is diminishing at a rapid rate. The style (flat roof, 2 storey, and loft door) is distinctive for its signature representation of early 20th century; that span between rural agricultural buildings and automobile garages. This barn was constructed between 1918 and 1926 (appears on the latter Sanborn Map) and, with proactive maintenance, should have had a much longer lifespan. While an unsatisfactory substitute for retention of the original, photos of the structure kept in the zoning file will provide a photographic record for future reference.

Certainly the construction of a new addition will be useful to the property owners, and remove a failing building on-site. In that manner, there can be imagined a greater and long lasting community-wide benefit.

Affirmative finding as conditioned.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

Photo documentation would provide a minimal amount of mitigation. No other properties in the immediate area will be adversely affected by the removal of the structure.

Affirmative finding.

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

Neither the building's association nor its merit and integrity elevate its value to the requirement for HABS documentation. Photographs, submitted to the zoning file, will suffice for the record.

Affirmative finding.

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

The applicant proposes an immediate development that includes an addition to the principal residence and a new garage. As submitted, the new addition will complement the existing house and character of the area. **Affirmative finding.**

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

There has been no such deed restriction proffered; nor does it appear warranted. **Affirmative finding.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The applicant shall be encouraged to deconstruct using the safest method possible, minimizing exposure to lead paint and any other potential public safety issue. What material may be salvaged is encouraged for sale or reuse, as appropriate. **Affirmative finding as conditioned.**



Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not Applicable.

PART 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

There are no natural watercourses or significant natural features in the rear yard. This property appears to benefit from the mature trees of neighboring properties. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. **Affirmative finding.**

(c)Protection of Important Public Views:

There are no protected views from this private parcel. **Affirmative finding.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, above.

(e)Supporting the Use of Renewable Energy Resources:

The plan does not prohibit the use of wind, solar, geothermal or water as alternative energy resources. There are opportunities to passively capture solar gain with new windows.

The small rear addition does not suggest adverse shade impact to any abutting properties.

Affirmative finding.

(f) Brownfield Sites:

None identified. The removal of the building will require special consideration to avoid lead, asbestos, or any other exposure to this or other neighboring properties. The applicant is advised

to work with appropriate authorities to determine the best course of action. **Affirmative finding as conditioned.**

(g) Provide for nature's events:

All development and site disturbance is required to follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3. The applicant has received approval of the submitted Erosion Prevention and Sediment Control Plan.

A small canopy is proposed over the rear door, which will provide shelter from inclement weather for building residents. Snow storage will likely be west of the driveway. **Affirmative finding.**

(h) Building Location and Orientation:

As an addition to an existing single family residence, the addition as proposed is appropriate and consistent with traditional building patterns. As a detached garage, it is suitably situated behind the principal structure and at the terminus of an access drive. **Affirmative finding.**

(i) Vehicular Access:

Residential driveways shall be a minimum of 7 feet in width or consist of two 1.5' driveway strips. Driveway strips shall be accompanied by a paved area for the parking and/or storage of motor vehicles. The maximum width for single or shared access driveways shall be 18'. In a residential district, driveways and parking areas shall be set back a minimum of 5' from side and rear property lines.

To minimize coverage, the driveway is proposed to be minimized to two driveway strips, 73' x 4' (two 2' strips.) The second parking space is not within the drive access lane, and perhaps in conflict with Section 8.1.12 (see below.) However, driveway access and the plan to a paved parking area (within the new garage) meet this standard. **Affirmative finding as conditioned.**

(j) Pedestrian Access:

The existing front walkway will remain. A new paved area near the garage will lead residents up the stairs onto a new rear deck as well. **Affirmative finding.**

(k) Accessibility for the Handicapped:

This is not a requirement for a single family home, but highly recommended. **Affirmative finding.**

(l) Parking and Circulation:

The existing asphalt driveway is proposed to be replaced with two tire strips (each 2' wide) to minimize coverage and to allow for greater site infiltration. Two parking spaces are offered in the plan, which meets Article 8 requirements. The problem with the parking arrangement, however, is that the second parking space is not within the access lane and does not appear to have a clear method of entry (no apron or paving). Circulation is thwarted and unfeasible.

No evidence is provided to establish a front yard setback based upon neighboring properties, so there is the potential that this parking space may fall within the front yard setback.

While conceivable to have a second parking space adjacent to the proposed access tracks, coverage limitations and setback requirements are not likely to permit it.

The site plan must be revised to show the 2nd parking space in tandem (behind) the first; that is, abutting the garage. Conversely, another location may be identified if access, setbacks and coverage limitations are met. **Affirmative finding as conditioned.**

(m) Landscaping and Fences:

A new fence is proposed to be appended to an existing fence on the west property line. An existing fence is illustrated offset from property line for clarity on the plan; however the factual location of the fence is not defined. The applicant should define the specific location of the existing fence, and the type and extent of fence proposed prior to release of any zoning permit. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Submission materials include a lighting spec sheet for a fixture that is of residential character, is shielded so as to illuminate downward and meets Dark Sky standards. It appears to be proposed for the garage entrance and the rear entry. The applicant shall confirm. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

It is assumed that the mailbox location will not be altered. The building's numeric address should be clearly visible from the public ROW. The location of meters, mechanical equipment, and any other utility connections must be identified to determine the appropriateness of location and any needed screening. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The addition is set behind and slightly below the roofline of the existing principal structure. The garage is appropriately scaled for the residential character of the property. **Affirmative finding.**

2. Roofs and Rooflines.

The proposed gable and eaves rooflines are consistent with those existing on the site and on neighboring properties. **Affirmative finding.**

3. Building Openings

The existing front entry is not proposed to be changed. A rear entrance via a new deck into the addition is proposed. The garage will have an easterly pedestrian entrance.

Windows in the addition are rhythmic and logically placed for interior function. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

See Section 5.4.8, above.

(c) Protection of Important Public Views:

There are no protected public views from the site. Not applicable.

(d) Provide an active and inviting street edge:

The addition and garage provide a traditional and evolutionary growth pattern for residential construction. As designed and articulated, the development will provide a pleasing enhancement to the neighborhood. **Affirmative finding.**

(e) Quality of materials:

Clapboard siding (exposure to match existing house) and metal standing seam roofing are proposed. The material shall be defined. The small vertical expansion on the eastern elevation will be sheathed in metal; in part, to meet building code. A fiberglass entry door and insulated wood garage door are proposed. Marvin window spec sheets have been provided for the residential addition. The barn door is proposed to be re-used on the garage. **Affirmative finding as conditioned.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

See Section 6.2.2 (e) for discussion of energy, solar, and alternatives. **Affirmative finding.**

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p): **Affirmative finding as conditioned.**

(i) Make spaces secure and safe:

All required building and life safety code shall be observed and as defined by Burlington's building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Table 8.1.11 requires 2 parking spaces for each residential unit in the Neighborhood Parking District. Two spaces are illustrated on the submitted site plan; however circulation pattern does not work for the 2nd one, with no clear method to access that space without levitation. Unless definition is given as to the front yard setback established by neighboring properties, the second parking space is potentially within the front yard setback and not part of the access lane. If the plan is revised to provide two parking spaces in tandem, the parking arrangement is acceptable. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. No change in use. The property remains a single family residence.
2. All limitations of the Functional Family provision of the Comprehensive Development Ordinance shall apply. No more than four unrelated adults shall inhabit the residential unit, until such time as regulations may change.
3. The removal of the building will require special consideration to avoid lead, asbestos, or any other contaminant exposure to this or other neighboring properties. The applicant is advised to work with appropriate authorities to determine the best methods for deconstruction, salvage (if appropriate), transport and disposal.
4. The applicant should define the specific location of the existing fence, and the type and extent of fence proposed **prior to release of any zoning permit.**
5. The applicant shall confirm the location of lighting fixtures **prior to release of the zoning permit.**
6. The location of meters, mechanical equipment, and any other utility connections must be identified **prior to release of any zoning permit** to determine the appropriateness of location and any needed screening.
7. The material for the clapboard siding shall be defined **prior to release of the zoning permit.**
8. Construction hours are limited to Monday through Friday, 7:00 am to 5:30 pm. Saturday hours are restricted to interior work only.
9. **Prior to release of the zoning permit**, the site plan must be revised to illustrate two parking spaces in tandem. As submitted, circulation does not work for the 2nd parking space which is potentially in the front yard setback, and therefore contradictory to Section.8.1.12 (c). Revised coverage calculations may be appropriate.
10. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

511 North Street

RECEIVED
OCT 27 2014

Article 5.4.8 (d) 1.B

DEPARTMENT OF
PLANNING & ZONING

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure; or,
B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district; or,
C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

A: See email dated 10/10/14 from Ned Holt, City of Burlington Building Inspector and copied to Norm Baldwin, City Engineer, stating that "The structure "is in a state of failure" and my position is supporting the fact that it can withstand the length of time to go through the process without further delay means: the process needs to start now to remove and not risk allowing more time for additional elements (i.e., snow, ice, etc.) to accumulate and take away what strength left. Time is of the essence before the structure does become more of a hazard then it already exists. It will get worst rather than better. Please keep the area secured while you proceed to get it removed." This is corroborated by are report (attached) from John Treybal, structural engineer.

B: As the structure is not connected to a driveway (and thus cannot be used as a garage) and as the zoning regulations do not allow for it to be developed into a stand-alone residential structure, there is no conceivable economically beneficial result of rehabilitation based on the structure's current condition. Furthermore, Jim Curran of Resource has examined the structure and indicated that it contains very few reusable materials that his organization would be interested in, largely due to the rot and presence of significant mold. We will be salvaging some original materials, such as the sliding barn door, and incorporating them into our proposed garage.

C: We will be submitting a report from an expert in historical preservation regarding the historical significance of the structure. Once our application is formally accepted, we will be presenting our plans to all abutting neighbors.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

N/A

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history; and,

Photos of the existing structure have been taken and given to the City's office of Planning and Zoning.

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;
- (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,
- (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

See proposed plan for redevelopment.

Mary O'Neil

From: Ethan Platt <ethan@americanmeadows.com>
Sent: Wednesday, November 05, 2014 9:33 AM
To: Mary O'Neil
Cc: 'Gretchen Shuman'
Subject: 511 North Barn

Mary,

Can you please add this to our supporting documentation?

I'm not sure if you know Jeff, but he has an advanced degree in historic preservation from UVM and makes his living in that capacity. See <http://wstraditions.weebly.com/about-us.html> He's done a lot of work in Burlington, most recently on his own property at 169/171 North Willard.

Please let me know if there are any other materials that you feel we should prepare for the DRB on 12/2.

Thank You,
Ethan & Gretchen

----- Forwarded message -----
From: **Jeff Fellingner** <jeff.felli@gmail.com>
Date: Tue, Nov 4, 2014 at 7:47 PM
Subject: 511 North Barn
To: Ethan Platt

To Whom it May Concern;

In my capacity as a restoration carpenter, I have been asked to conduct an assessment of an outbuilding located at 511 North Street in Burlington, VT.

I first examined this structure when the current owners, Gretchen & Ethan Platt, were contemplating the purchase of the property in May, 2014. At the time, the Platts had concerns about the state of the structure and the potential liability that they could inherit with the purchase of the property. Subsequent to their purchase, I have had the opportunity to further examine the structure and offer the following observations.

This rectangular, 2-story, shed-roof, shingle-facade carriage barn has been allowed to fall into a considerable state of disrepair over the past decades. The design of the structure includes a very low-pitched roof (roughly 1/12). Snow loading and poor roofing maintenance have caused incrementally worsening water entry through the center and back edge of the roof. The presence of this moisture entry over the years has caused significant rot in the sheathing, rafters, floor joists, back wall, sills, and central interior walls. The building has been rotting from the inside out and is fraught with unsafe conditions (I could barely examine the second floor due to staircase and floor framing degradation). Much of the framing is infested with white mold, as well. The sills basically sit at grade and are now more compost than wood, the foundation having been covered up to the level of the sills by years of soil and yard litter.

This barn may or may not be original to the property. Given the more simple dentil detailing at the soffits than those on the main house, and the shingle siding it is my belief that the structure was built in the later 1920s. Although all older buildings offer a window into the past, there are a number of structures similar in era and design in Burlington - behind 132 N. Willard Street, for example - that offer fine examples of this style of architecture and have been far better cared for. It's a shame that such neglect was allowed upon this once-useful, old place, but so it goes when owners are of modest means.

It is my opinion that in order for this building to be rehabilitated, it would need to be totally deconstructed and rebuilt. There would be minimal (less than 10%) original materials suitable for reuse. I do not see any means of economically rehabilitating this structure.

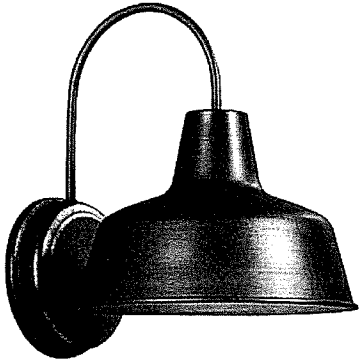
Sincerely,

Jeffery Fellingner

Willard Street Traditions, LLC

Your Store:
Essex, VT

Your Store: Essex Junction, VT



Portfolio Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light

Item #: 337508 | Model #: FS130125-30

☆☆☆☆☆

\$39.98

Light bulb(s) not included

Pin It

Tweet 0

8+1 2

FREE Store Pickup

Your order can be available for pickup in Lowe's Of Essex, VT today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Sent by camiers like UPS, FedEx, USPS, etc.

Portfolio Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light

\$39.98

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING

Description

Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light

- Light up your home's exterior
- Dark Sky
- Metal shade
- Reduce light pollution

Specifications

Type	Outdoor wall-mount light	Hardware Included	Yes
Motion Activated	No	Glass Color	No glass
Manufacturer Color/Finish	Galvanized	Glass Style	No glass
Fixture Height (Inches)	13.12	Power Source	Hardwired
Fixture Width (Inches)	10.5	Style	Traditional
Fixture Depth (Inches)	12.62	ENERGY STAR Qualified	No
Weather Resistant/Weatherproof	Weather resistant	Package Quantity	1
Maximum Bulb Wattage	60	Material	Steel
Bulbs Included	No	Color/Finish Family	Other
Number of Bulbs Required	1	Dark Sky	Yes
UL Safety Listing	No	Collection Name	Ellicott
CSA Safety Listing	No	Light Bulb Base Type	Medium base (E-26)
ETL Safety Listing	Yes	Recommended Light Bulb Shape	A19
		Size Classification	Large (9.1-in and above)

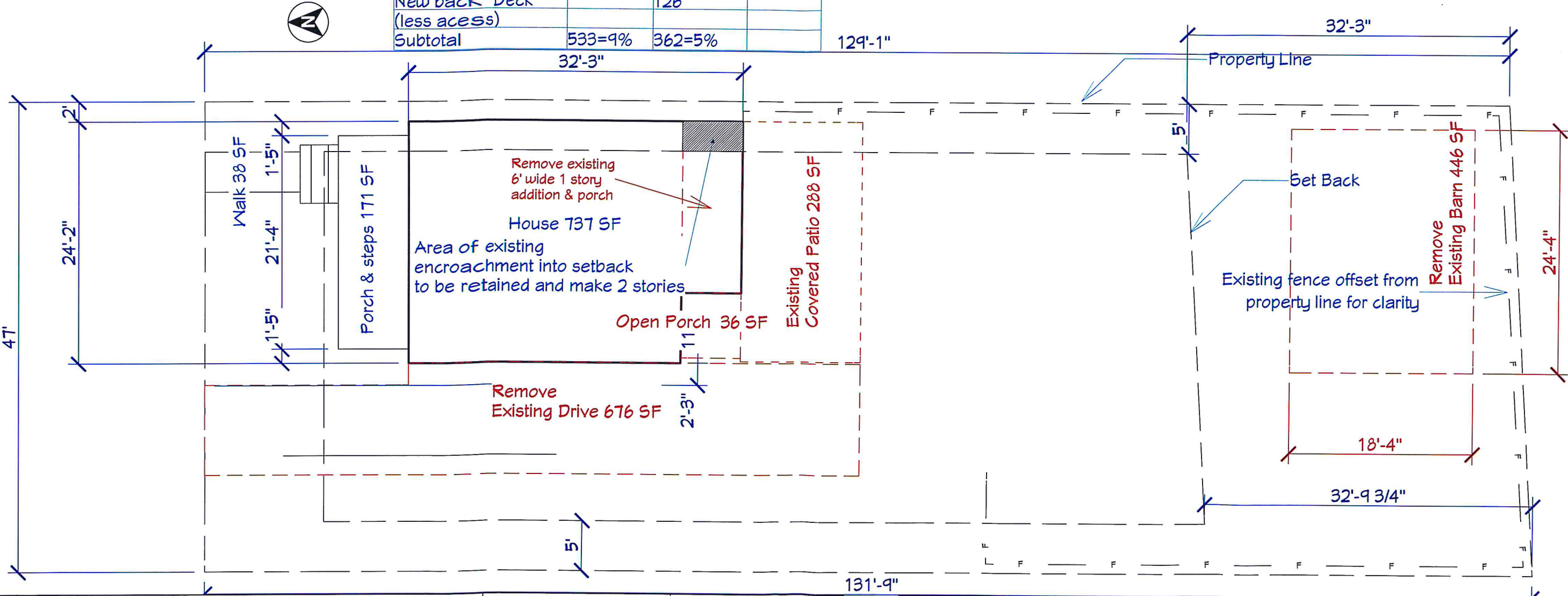
For Zoning only
Not for
construction

Lot Coverage	Existing	New	Change
House	737	737	
Barn	446	0	
Drive	676	548	
Conv porch		36	
Addition		406	
Bsmnt access		27	
New garage		374	
Subtotal	1897=31%	2128=34.7%	
Walk	38	38	
Patio	288	0	
Front Porch	171	171	
Back Porch	36	0	
New back Deck (less access)		126	
Subtotal	533=9%	362=5%	

lot size 6135

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING

	SF	
Lot	6130	
Max Building Coverage 35%	2145	
10% Porches/ Patios/walks	613	
Front Set back	No change	
Side Yard Setback 10%	4'-8"	
Rear Setback 25%		



A2

Print Date: 10/7/2014
Sketch Plans:
Pricing Plans:
Zoning Plans: 10/6/14
Revision
Constrution Plans

Existing Lot
Coverage
scale: 1"=10'

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan

c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction

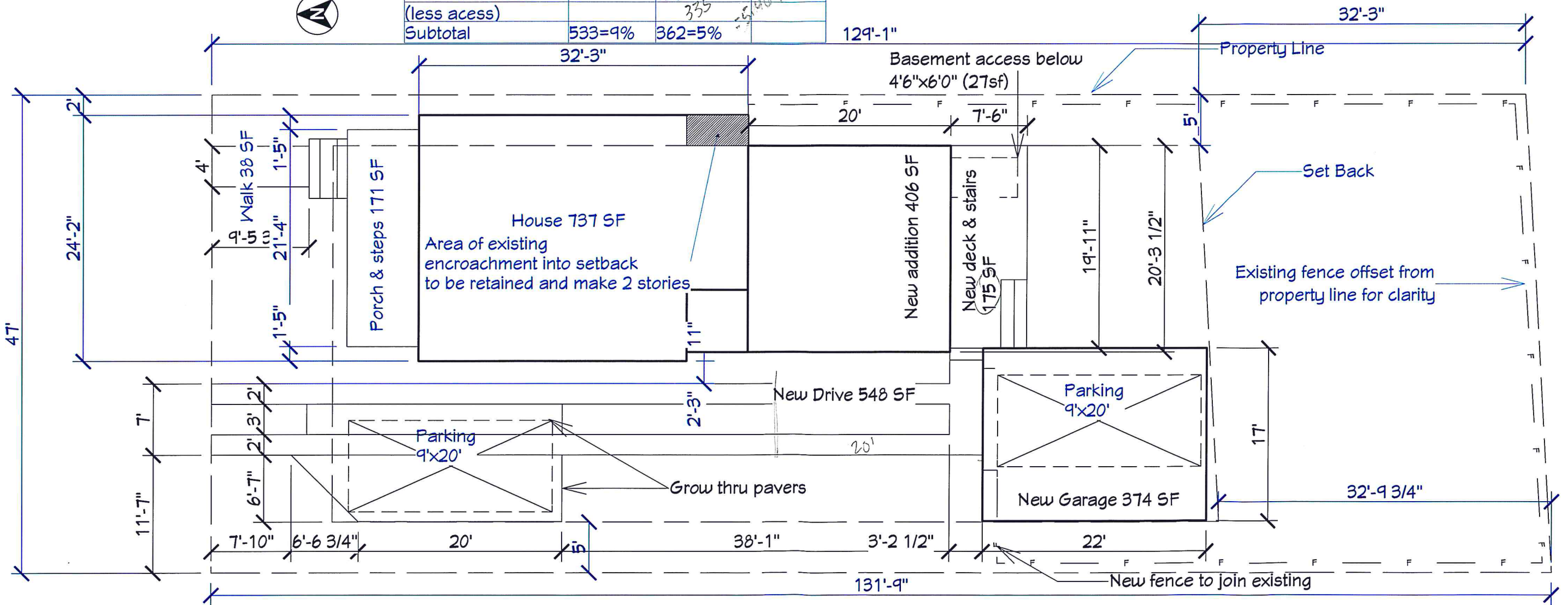
RECEIVED

OCT 08 2014

DEPARTMENT OF
PLANNING & ZONING

Lot Coverage	Existing	New	Change
House	737	737	
Barn	446	0	
Drive	676	548	
Conv porch		36	
Addition		406	
Bsmnt access		27	
New garage		374	
Subtotal	1897=31%	2128=34.7%	
Walk	38	38	
Patio	288	0	
Front Porch	171	171	
Back Porch	36	0	
New back Deck (less access)		126	
Subtotal	533=9%	362=5%	

	SF	
Lot	6130	
Max Building Coverage 35%	2145	
10% Porches/ Patios/walks	613	
Front Set back	No change	
Side Yard Setback 10%	4'-8"	
Rear Setback 25%		



A3

Print Date: 10/7/2014
Sketch Plans:
Pricing Plans:
Zoning Plans: 10/6/14
Revision
Constrution Plans

New Lot coverage
Site Plan

scale: 1"=10'

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

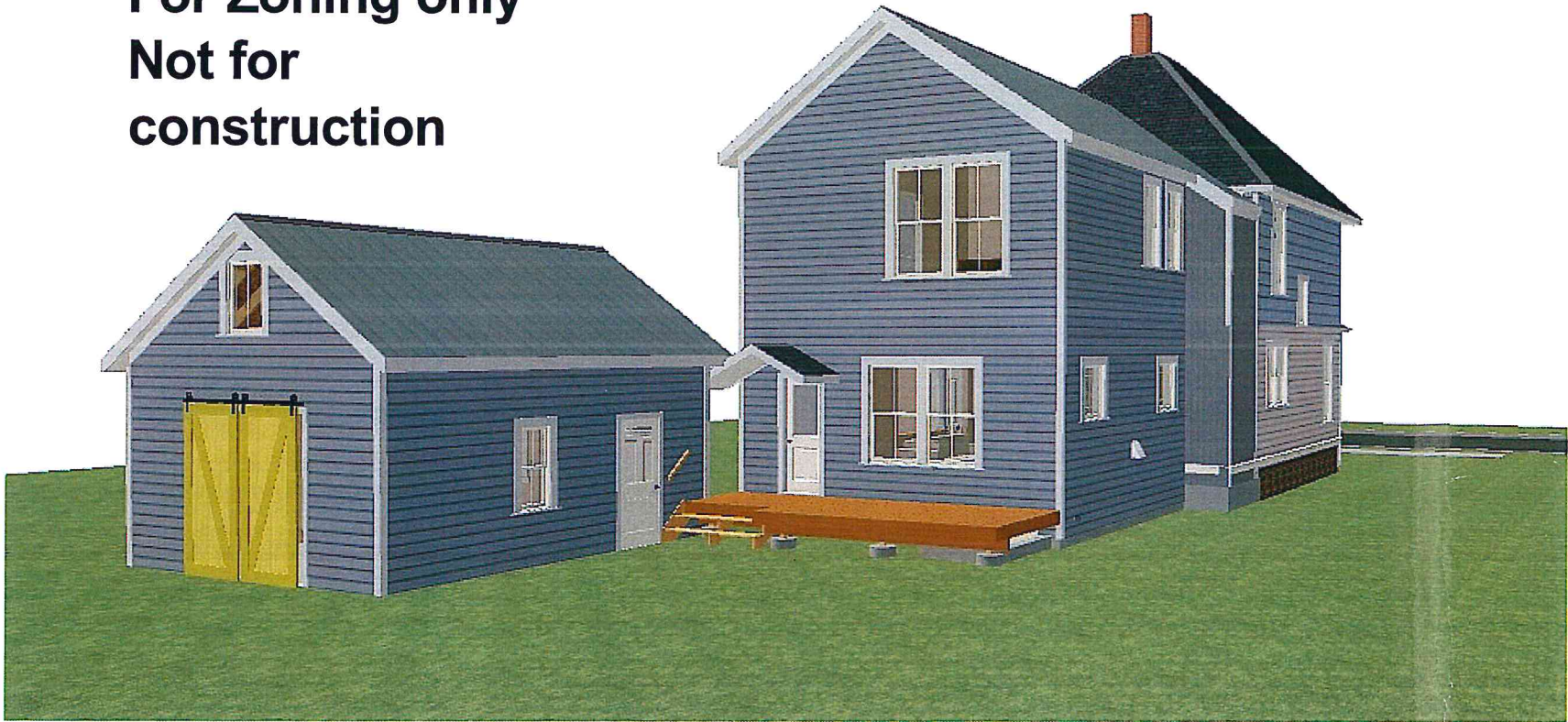
REDWORKS

Donal Dugan

c.802.399.9954
donal.dugan@gmail.com

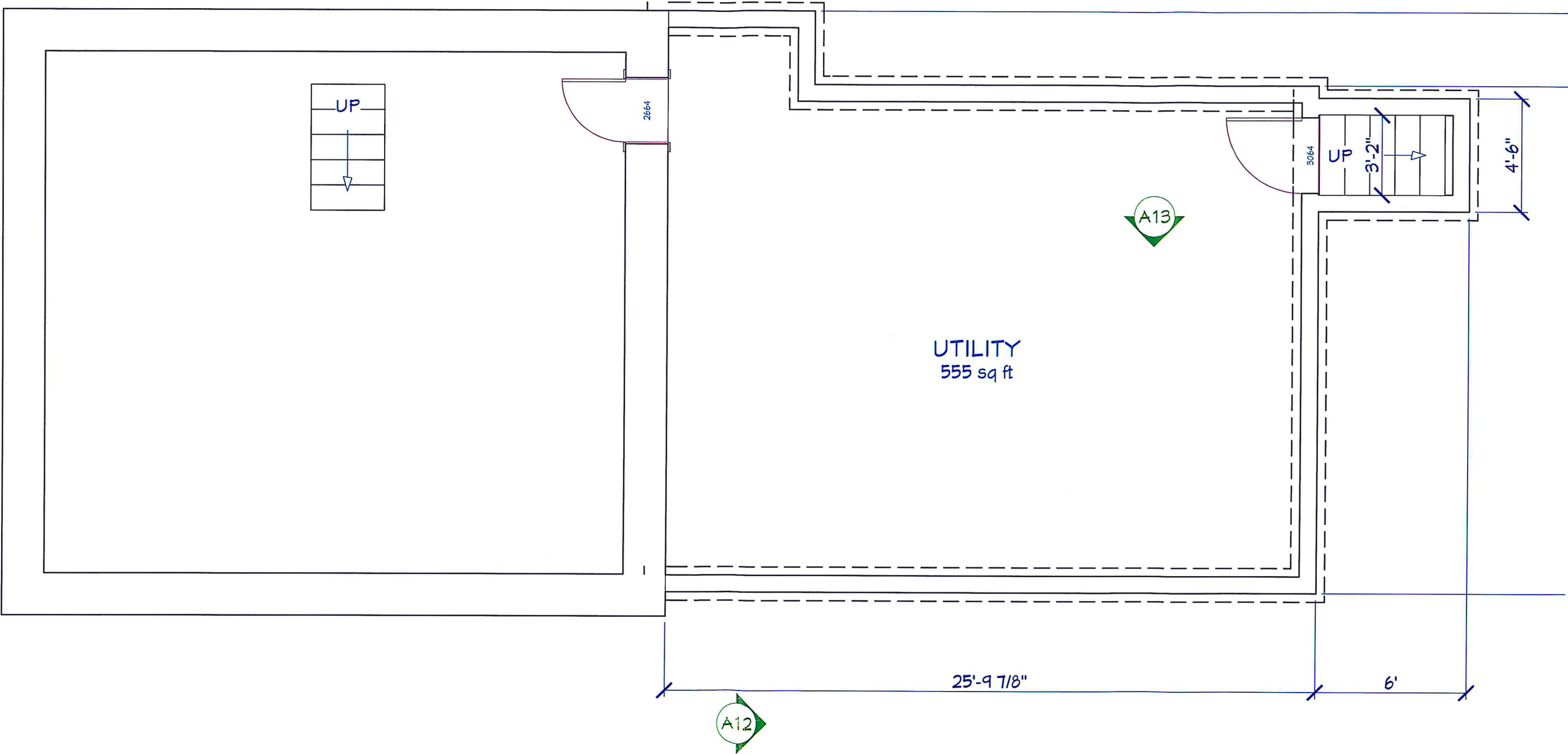
For Zoning only
Not for
construction

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING



A1	Print Date:	10/7/2014	Perspectives	Gretchen & Ethan Platt	REDWORKS		
	Sketch Plans:					511 North St Burlington VT 05401	Donal Dugan c.802.399.9954 donal.dugan@gmail.com
	Pricing Plans:						
	Zoning Plans:	10/6/14					
	Revision						
	Construstion Plans						

For Zoning only
Not for
construction



A4

Print Date:	10/7/2014
Sketch Plans:	
Pricing Plans:	
Zoning Plans:	10/6/14
Revision	
Constrution Plans	

Foundation Plan

scale:1/4"=1'-0"

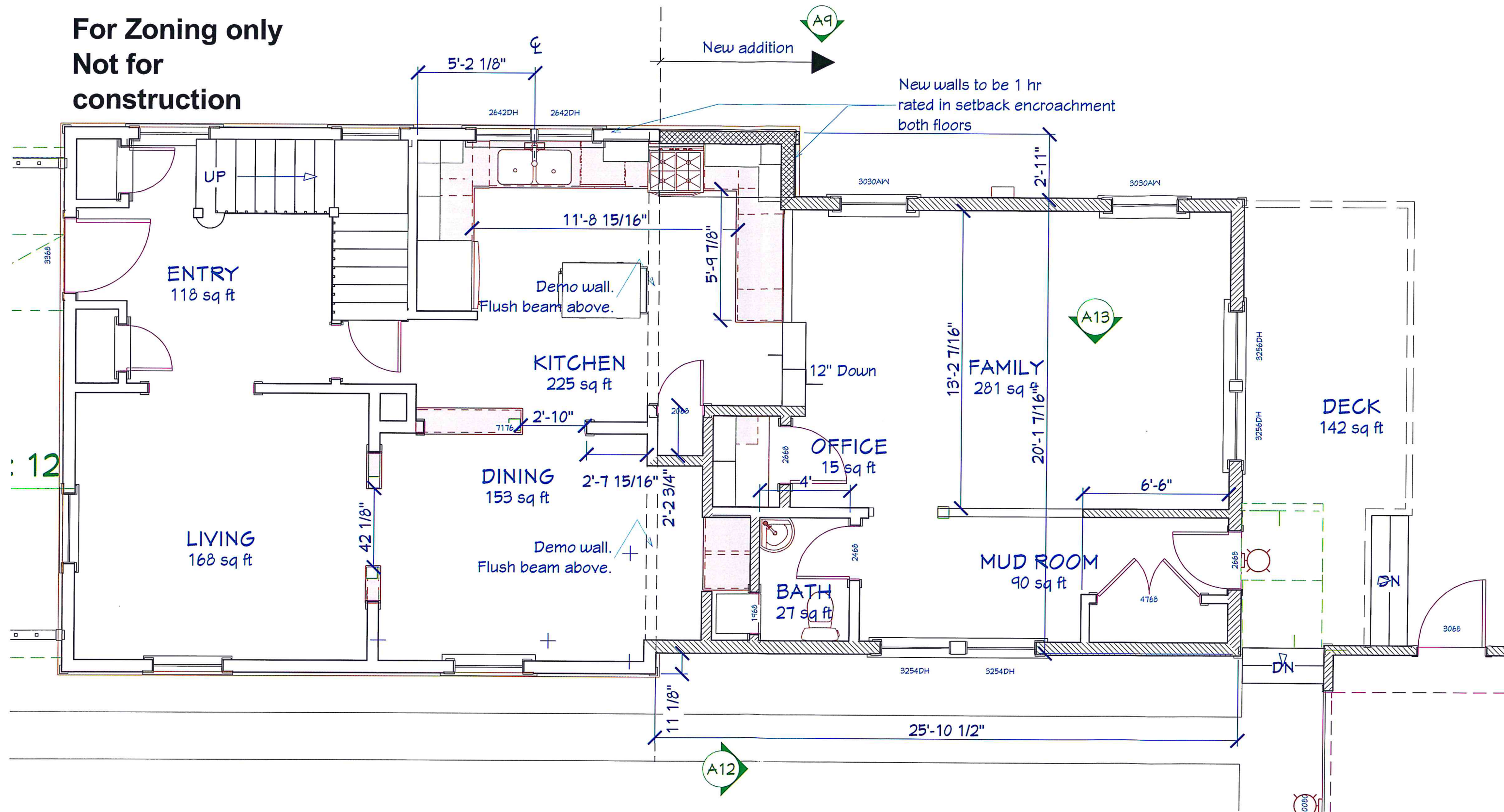
Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan
c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction



A5

Print Date: 10/7/2014
Sketch Plans:
Pricing Plans:
Zoning Plans: 10/6/14
Revision
Constrution Plans

1st Floor

Scale:1/4"=1'-0"

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

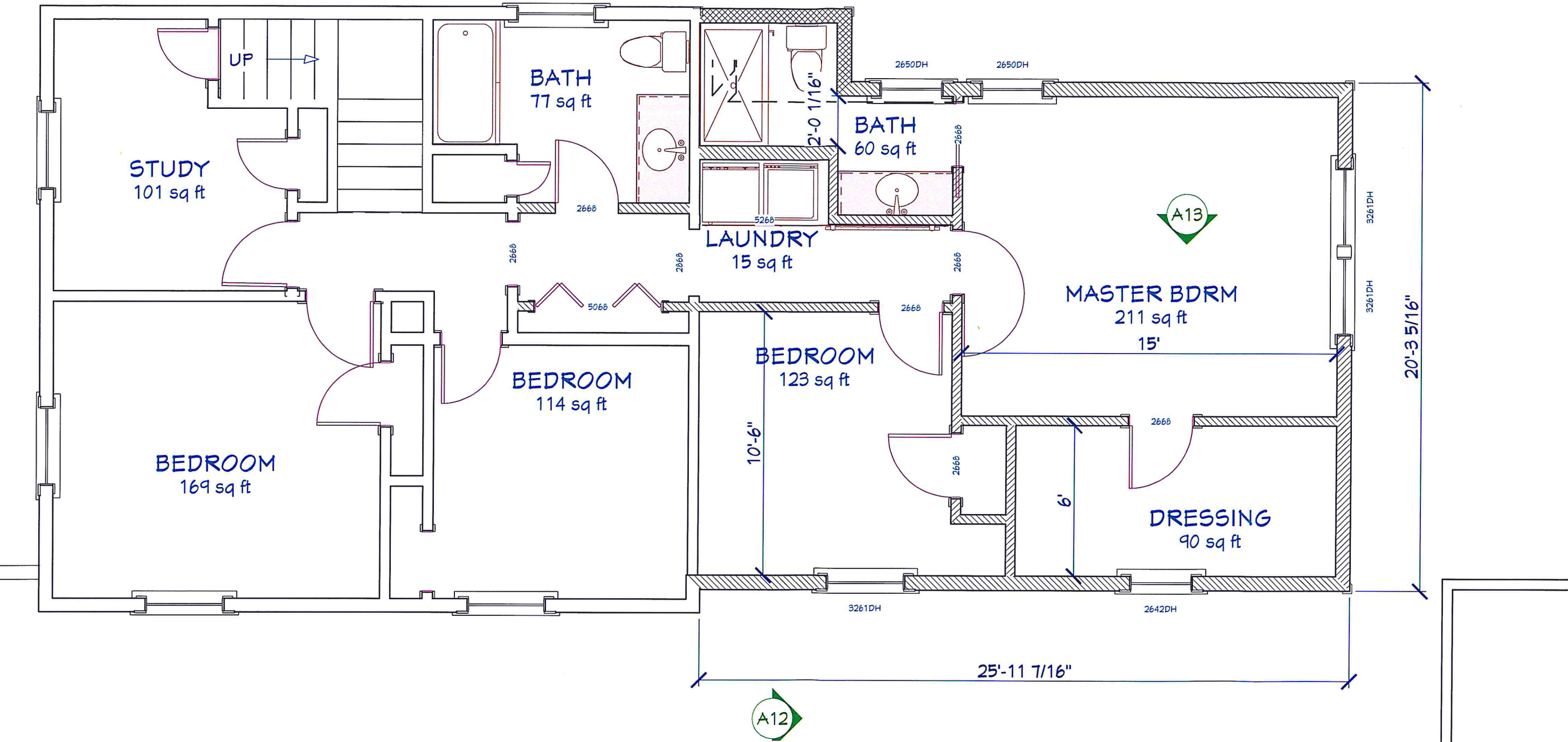
REDWORKS

Donal Dugan

c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction

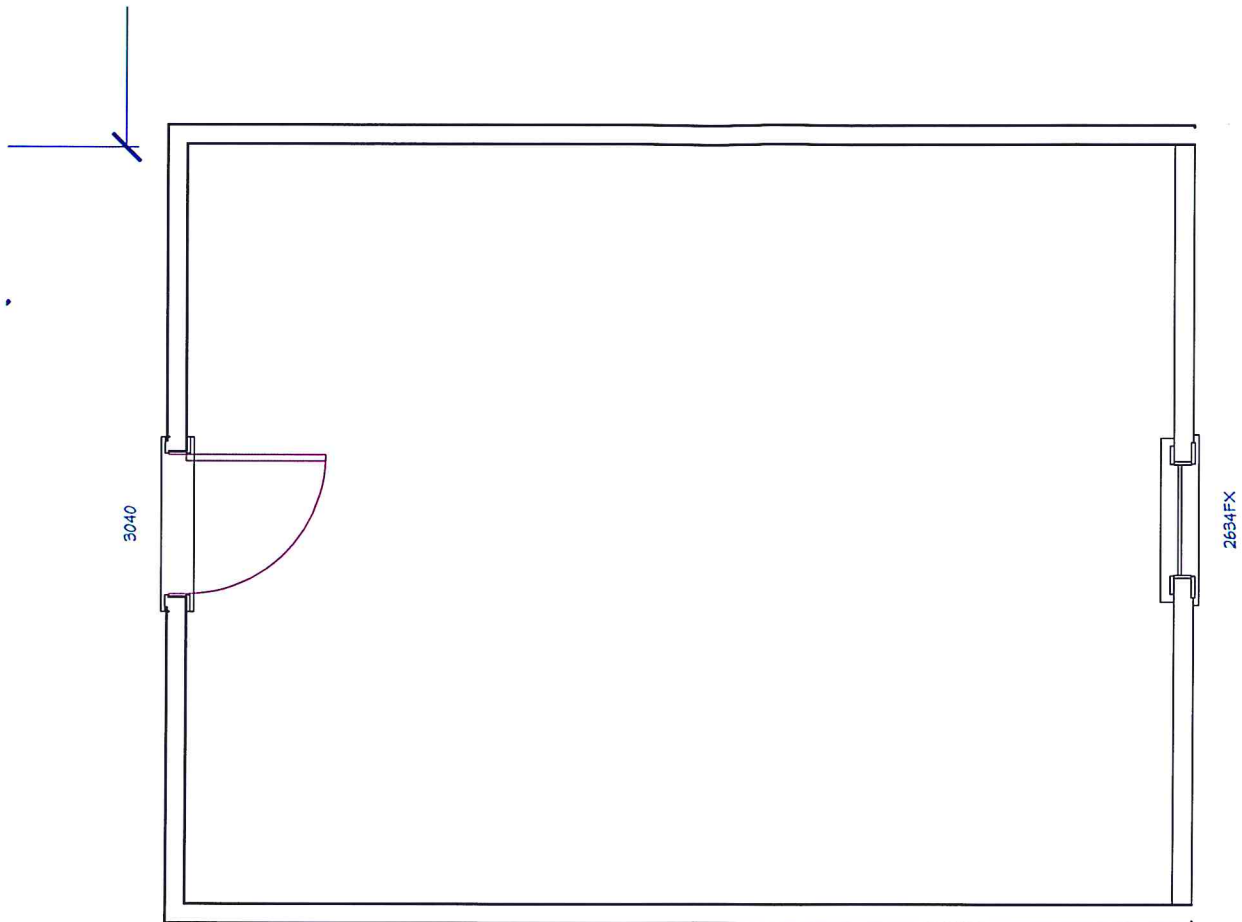
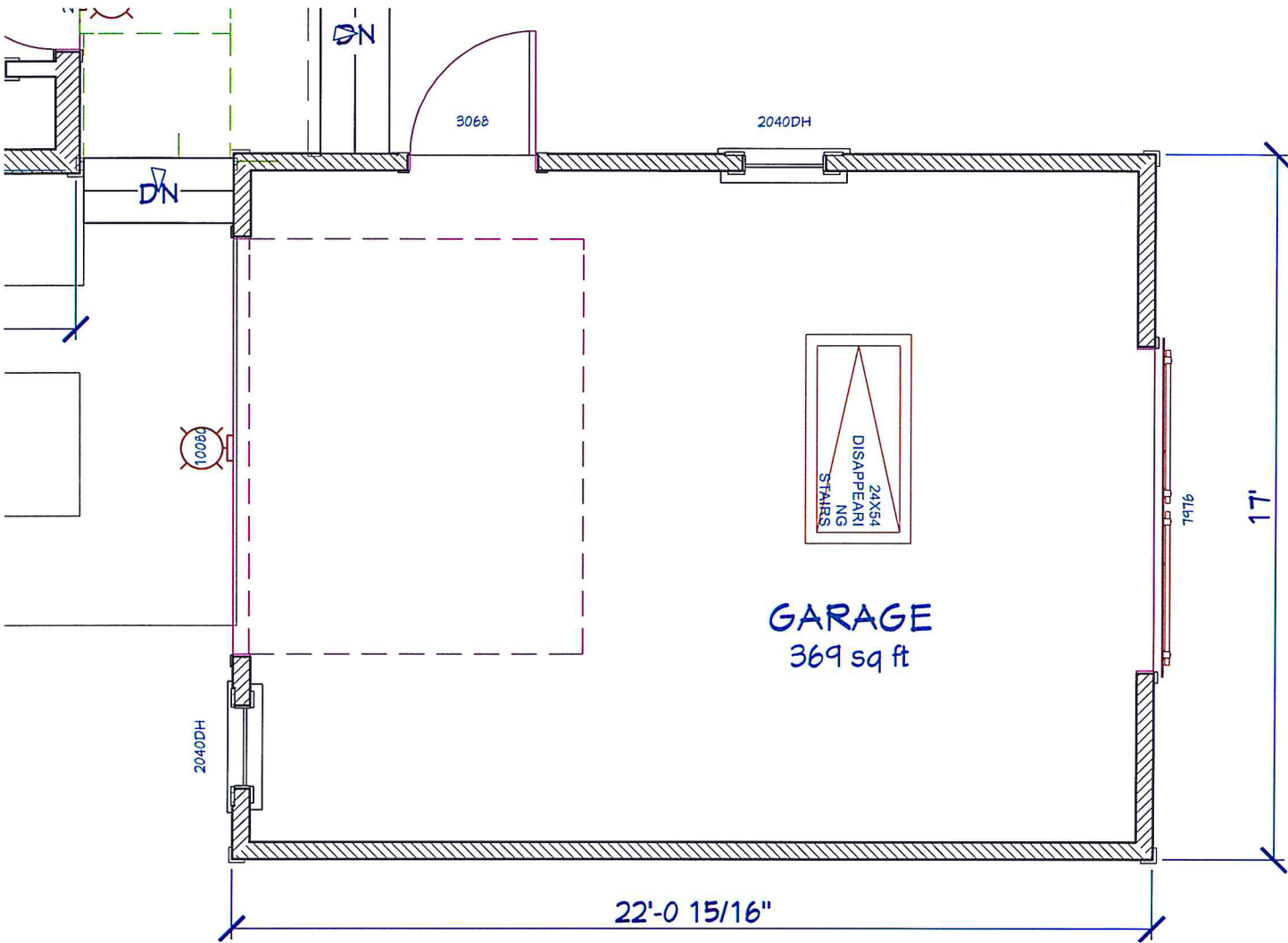
RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING



A6	Print Date:	10/7/2014	Second Floor	Gretchen & Ethan Platt	REDWORKS
	Sketch Plans:				
	Pricing Plans:				
	Zoning Plans:	10/6/14			
	Revision				
Constrution Plans			Scale:1/4"=1'-0"-	511 North St Burlington VT 05401	Donal Dugan c.802.399.9954 donal.dugan@gmail.com

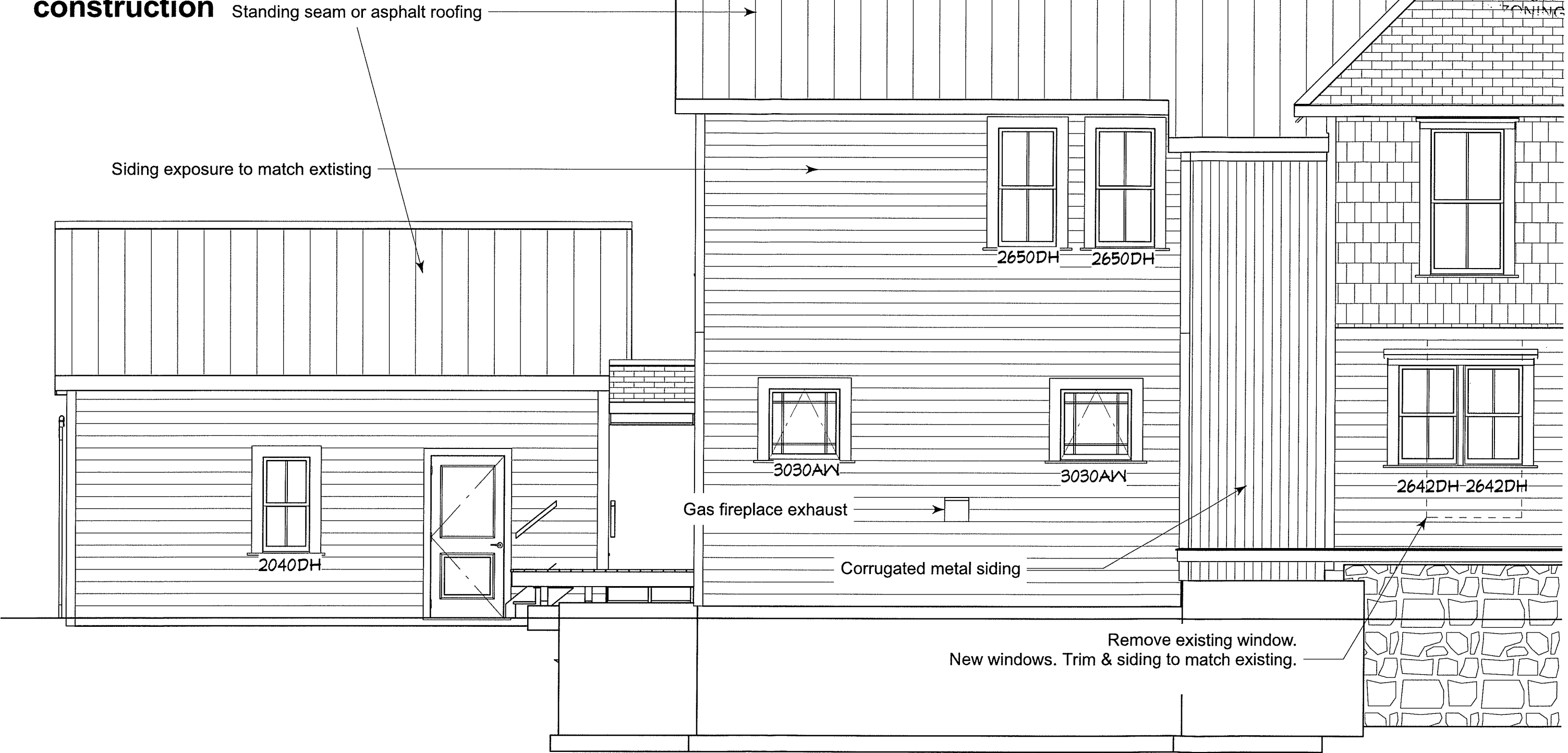
For Zoning only
Not for
construction

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING



A7	Print Date:	10/7/2014	Garage Plans	Gretchen & Ethan Platt	REDWORKS
	Sketch Plans:				
	Pricing Plans:				
	Zoning Plans:	10/6/14			
	Revision				
Constrution Plans			Scale:1/4"=1'-0"	511 North St Burlington VT 05401	Donal Dugan c.802.399.9954 donal.dugan@gmail.com

For Zoning only
Not for
construction



A9

Print Date:	10/7/2014
Sketch Plans:	
Pricing Plans:	
Zoning Plans:	10/6/14
Revision	
Constrution Plans	

East
Elevation

Scale:1/4"=1-0"

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan
c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING



A10

Print Date:	10/7/2014
Sketch Plans:	
Pricing Plans:	
Zoning Plans:	10/6/14
Revision	
Construstion Plans	

West Elevation

1/4"=1'-0"

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan

c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction

RECEIVED

OCT 08 2014

DEPARTMENT OF
PLANNING & ZONING

Existing slate to remain



A11

Print Date: 10/7/2014
Sketch Plans:
Pricing Plans:
Zoning Plans: 10/6/14
Revision
Constrution Plans

South Elevation

1/4"=1'-0"

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan

c.802.399.9954
donal.dugan@gmail.com

For Zoning only
Not for
construction

RECEIVED
OCT 08 2014
DEPARTMENT OF
PLANNING & ZONING



A12

Print Date: 10/7/2014
Sketch Plans:
Pricing Plans:
Zoning Plans: 10/6/14
Revision
Constrution Plans

North
Section/
Elevation

1/4"=1'-0"

Gretchen & Ethan
Platt

511 North St
Burlington VT 05401

REDWORKS

Donal Dugan
c.802.399.9954
donal.dugan@gmail.com